



Atlantic County Document Summary Sheet



INST # 2019017153
RECORDED 04/02/2019 VOL 14585
RCPT # 1462765 RECD BY LY (3 PGS)
EDWARD P. McGETTIGAN, COUNTY CLERK
ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK
5901 MAIN ST
MAYS LANDING, NJ 08330

Return Name and Address

TAXSERV CAPITAL SERVICES LLC
400 NORTH CONGRESS AVE, SUITE 101
WEST PALM BEACH, FL 33401

Official Use Only

Submitting Company

TAXSERV CAPITAL SERVICES LLC

Document Date (mm/dd/yyyy)

12/17/2018

Document Type

TAX SALE CERTIFICATE ☒

No. of Pages of the Original Signed Document (Including the cover sheet)

3

Consideration Amount (If applicable)

First Party

(Grantor or Mortgagor or
Assignor)
(Enter up to five names)

Name(s)

(Last Name, First Name Middle Initial, Suffix)
(or Company Name as written)

TJM AC HOTEL LLC

Address (Optional)

Second Party

(Grantee or Mortgagee or
Assignee)
(Enter up to five names)

Name(s)

(Last Name, First Name Middle Initial, Suffix)
(or Company Name as written)

ATCF II NJ LLC, TAXSERV AS CUS

Address (Optional)

Parcel Information

(Enter up to three entries)

Municipality

Atlantic City ☒

Block

25

Lot

1

Qualifier

Property Address

3401 BOARDWALK

Reference Information

(Enter up to three entries)

Book Type

Book

Beginning Page

Instrument No.

Recorded/File Date

DO NOT REMOVE THIS PAGE

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

36466

CERTIFICATE

No. 18-00062

I, **KACEY JOHNSON** CITY of **ATLANTIC CITY** COLLECTOR OF TAXES of the taxing district of the
the COUNTY of **ATLANTIC** and State of New Jersey, do hereby certify that on
the **17th** day of **December** **2018** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **ATCF II NJ LLC, TAXSERV AS CUS**

whose address is **P: O. BOX 54292, NEW ORLEANS, LA 70154-4292**

for **Three Hundred Sixty Six Thousand Four Hundred Forty Nine** dollars and **Sixty One** cents, the land
in said taxing district described as Block No. **25** Lot No. **1**
and known as **3401 BOARDWALK**
duplicate thereof and assessed thereon to **TJM AC HOTEL LLC**, on the tax

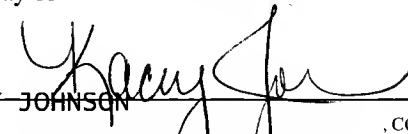
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2018	350,377.44	15,942.17	366,319.61
Assessments For Improvements			
Total Cost of Sale	130.00		130.00
Total			366,449.61
Premium (if any) Paid	325,100.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **0.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **November 11, 2018**; municipal authority charges accruing after **0.00** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **26th** day of **December** **2018**

STATE OF NEW JERSEY
COUNTY OF: **ATLANTIC**


KACEY JOHNSON, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **26th** day of **December** **2018** before me a
Notary Public of New Jersey, personally appeared **KACEY JOHNSON** in the County of **ATLANTIC**,
the Collector of Taxes of the taxing district of **CITY OF ATLANTIC CITY**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By:  KACEY JOHNSON, PREPARER
 TAWANA L. TALIAFERRO, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature and date of the person that signed.

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Municipality

BY: _____

Mayor

ATTEST: _____

Municipal Clerk

(NJSA 46:18-6 & 54: 5-55)

Seal of Municipality to be affixed

Please Record and Return to:
TaxServ Capital Services FL, LLC
400 N. Congress Ave, Suite 101
West Palm Beach, FL 33401

No. _____ Tax Sale Certificate	
Collector of Taxes	Municipality of _____ County, New Jersey
To _____	Entered _____ Compared _____ Checked _____
Received in the Register Office of the County of _____ New Jersey	
on the _____ day of _____ A.D. 20 _____ . at _____ o'clock in the _____ noon and Recorded in Book _____ for said County on Pages _____	_____

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Corporation

BY: _____

President

ATTEST: _____

Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

A Notary Public of New Jersey

Signature of Holder of Certificate